

Single Family Residence **RESIDENTIAL**

3529 CAP ROCK WAY

RANCHO CORDOVA, CA 95670

\$512,778 TopHap Estimate · \$349 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,468 ft²

LIVING AREA

0.14 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

6

ROOMS

2

PARKING

VALUATION

\$513K

\$492K low

\$534K high

Last Sale

\$305,000 · Oct 25, 2004

Est. Owner Equity

\$322,991

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$6,043 (2025)
Assessed Value	\$433,483
Previous Assessed	\$424,985

PROPERTY FACTS

Property Type	Single Family Residence
County	SACRAMENTO
Lot (acres)	0.14
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

37 FLOOD	63 WILDFIRE	52 HEAT	42 STORM	26 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 21, 2004	Resale	Grant Deed	\$305,000	\$208	\$236K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Navigator Elementary School	Elementary	KG–5	0.1 mi
Cordova High School	High	9–12	2.2 mi
W. E. Mitchell Middle School	Middle	6–8	2.7 mi

District: Folsom-Cordova Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95670

107 CRIME INDEX	82 AIR POLLUTION	56,631 POPULATION	\$89K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------